

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 3 Peak Crescent, Doreen VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$720,000 & \$790,000

Median sale price

Median price \$760,000 Property type 5BR House Suburb Doreen

Period - From 29/05/2020 to 28/05/2021 Source Domain

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 25 Weaver Street, Doreen 3754 533 m2	\$ 710,000	12/05/2021
2 57 Woorawa Drive, Doreen 3754 528 m2	\$ 796,000	04/06/2021
3 16 Glass Crescent, Doreen 3754 646 m2	\$ 851,000	29/01/2021

This Statement of Information was prepared on: 17/06/2021